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Oak Grove, Conisbrough, Doncaster, DN12 2HL
Offers Around £140,000

SPACIOUS 3 BEDROOM SEMI-DETACHED HOUSE / GAS CENTRAL HEATING / PVC DOUBLE GLAZING / KITCHEN WITH INTEGRATED COOKING APPLIANCES / SMARTLY PRESENTED THROUGHOUT / NO UPWARD CHAIN / VIEWING RECOMMENDED //

An attractive and good sized 3 bedroom semi-detached house. It has a gas radiator central heating system via a combination type boiler, pvc double glazing and briefly comprises: Entrance into an open hall which continues into a spacious lounge, separate living/dining room, fitted kitchen with integrated cooking appliances. First floor landing, 3 good sized bedrooms, bathroom with shower and a separate wc. Outside are attractive front and rear gardens, side driveway and a detached garage. The property is well placed with access to amenities within Conisbrough village plus the neighbouring cities of Rotherham and Sheffield. PRICED TO SELL. EARLY VIEWING RECOMMENDED.

ACCOMMODATION

A pvc double glazed entrance door with a glazed side screen leads into the property's entrance hall.

ENTRANCE HALL

10'2" max x 5'10" max (3.10m max x 1.78m max)

The entrance hall has a staircase to the first floor accommodation, a double panel central heating radiator, display niche, central ceiling light, coving and a broad opening which leads through into the lounge.

LOUNGE

13'2" x 12'6" (4.01m x 3.81m)

The lounge is a good size, it has a broad pvc double glazed window to the front, a double panel central heating radiator, feature fireplace with a gas fire inset, coving and a central ceiling light.

LIVING/ DINING ROOM

12'7" x 10'2" (3.84m x 3.10m)

This has two double glazed windows to the rear and side elevations, coving to the ceiling, a contemporary style fireplace, built-in understairs storage cupboard and a walk way which continues through into the kitchen.

FITTED KITCHEN

10'1" x 5'10" (3.07m x 1.78m)

The kitchen is fitted with a range of modern high and low level units finished with a work surface over. There is a four ring hob, extractor hood, integrated oven, a single drainer stainless steel sink unit with a mixer tap, integrated fridge and freezer, a deep recess with plumbing laid on, suitable for a washing machine, central heating radiator, pvc double glazed stable type door, ceiling light, coving to the ceiling along with vinyl flooring.

FIRST FLOOR LANDING

This has a pvc double glazed window to the side, an access point into the loft space, a built-in cupboard which houses a wall mounted gas fired combination type boiler which supplies the domestic hot water and central heating systems, doors to the bedrooms and bathroom.

BEDROOM 1

11'4" x 13'0" max (3.45m x 3.96m max)

This is a large double bedroom which has a pvc double glazed window to the front, central heating radiator, coving to the ceiling and a ceiling light.

BEDROOM 2

13'1" max x 11'3" max (3.99m max x 3.43m max)

A good sized second double bedroom which has a pvc double glazed window to the rear, a central heating radiator, coving to the ceiling, ceiling light plus a built-in wardrobe style cupboard.

BEDROOM 3

8'3" x 8'2" (2.51m x 2.49m)

A very good size for a third bedroom, it has a pvc double glazed window to the front, central heating radiator, coving to the ceiling, ceiling light and a built-in wardrobe over the stair bulkhead.

HOUSE BATHROOM

This is fitted with a modern 2 piece white suite that comprises of a panel bath with an independent electric shower over, a pedestal wash hand basin, vinyl flooring, pvc double glazed window and a ceiling light.

SEPARATE WC

There is a matching low flush wc, pvc double

glazed window to the side, vinyl flooring, ceiling light along with modern tiling.

OUTSIDE

The property stands on a slightly elevated plot, there is a dropped kerb which gives access courtesy of double gates which leads onto a side drive which in turn gives access to a detached sectional garage. There is a pretty lawned front garden with shaped flower beds and borders.

REAR GARDEN

To the rear there is a walled paved patio/sitting area with a small store, beyond this lies is a lawned rear garden with shaped flower beds and borders, which extends behind the garage to create a little hidden garden with concrete post and timber fencing to the perimeters.

AGENTS NOTES:

TENURE - FREEHOLD

PROPERTY - The property is classed as non standard construction.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler TBC.

COUNCIL TAX - Band A

BROADBAND - Ultrafast broadband is available

with download speeds of up to 2000 mbps and upload speeds of up to 2000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as

a visual reference and is NOT a scale drawing.

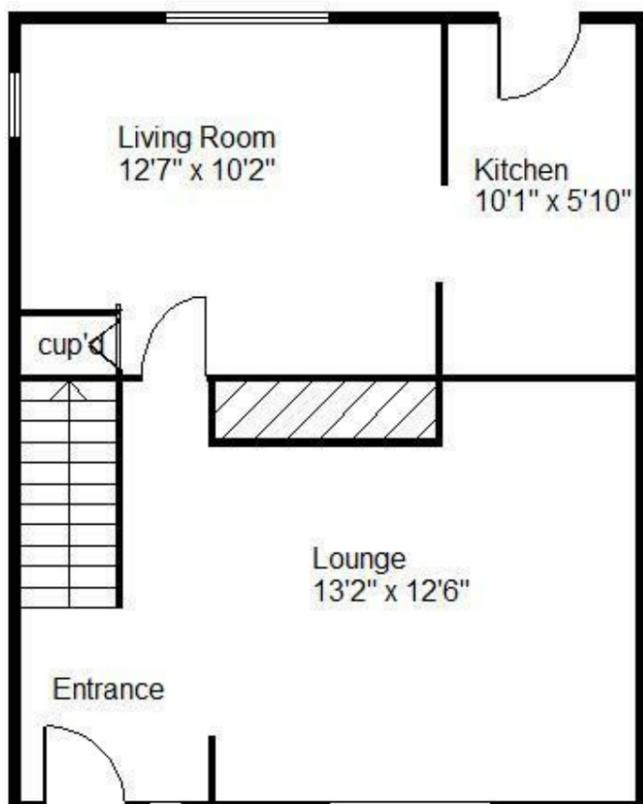
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OPENING HOURS - Monday - Friday 9:00 - 5:30

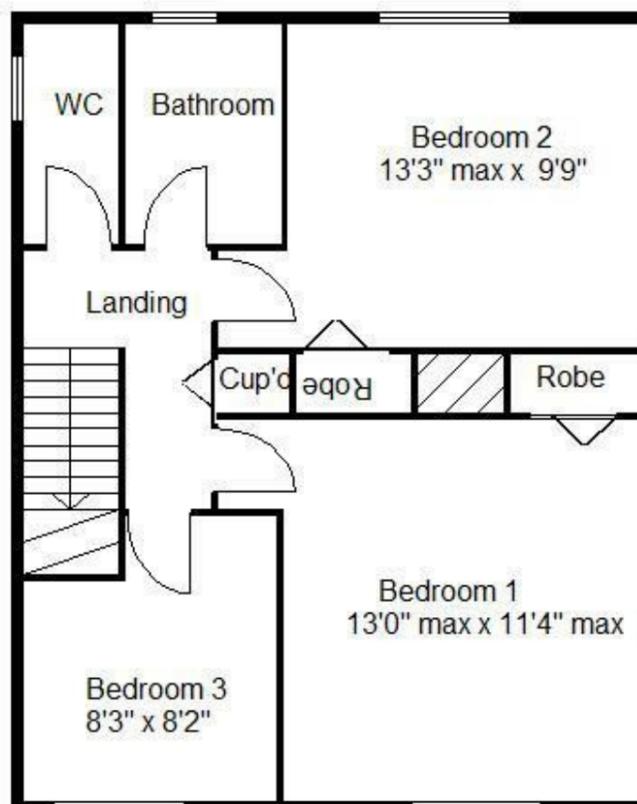
Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC